124.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,247,300 / 1,247,300
					USE VALUE:	1,247,300 / 1,247,300
					ASSESSED:	1,247,300 / 1,247,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		ACADEMY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DELLANNO ELIZABETH R	
Owner 2:		
Owner 3:		
Street 1:	24 ACADEMY STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,758 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1890, having primarily Clapboard Exterior and 3360 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11758.000	597,200	24,200	625,900	1,247,300
Total Card	0.270	597,200	24,200	625,900	1,247,300
Total Parcel	0.270	597,200	24,200	625,900	1,247,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.22 | /Parcel: 371.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	80076
GIS Ref	
GIS Ref	
Insp Date	06/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 124.0-0004-0005.0

!9652!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	597,000	24200	11,758.	625,900	1,247,100	1,247,100	Year End Roll	12/18/2019
2019	101	FV	441,500	24200	11,758.	660,700	1,126,400	1,126,400	Year End Roll	1/3/2019
2018	101	FV	456,000	24200	11,758.	486,800	967,000	967,000	Year End Roll	12/20/2017
2017	101	FV	456,000	24200	11,758.	466,000	946,200	946,200	Year End Roll	1/3/2017
2016	101	FV	456,000	24200	11,758.	431,200	911,400	911,400	Year End	1/4/2016
2015	101	FV	430,600	24200	11,758.	361,600	816,400	816,400	Year End Roll	12/11/2014
2014	101	FV	430,600	24200	11,758.	353,300	808,100	808,100	Year End Roll	12/16/2013
2013	101	FV	430,600	24200	11,758.	336,600	791,400	791,400		12/13/2012

PRINT

Date	Time
12/11/20	00:05:56

LAST REV

Date	Time
08/25/18	13:05:23
apro	
9652	

USER DEFINED

Prior Id # 1:	80076
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DELLANNO JOSEPH	25308-108		4/25/1995		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/2/1993	544		20,000					REMODEL -ADD 1/2 B

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2018	Inspected	CC	Chris C
5/11/2018	MEAS&NOTICE	HS	Hanne S
11/12/2008	Meas/Inspect	163	PATRIOT
3/28/2006	Fieldrev-Chg	BR	B Rossignol
3/30/2001	Inspected	197	PATRIOT
10/24/2000	Hearing N/C	201	PATRIOT
11/17/1999	Mailer Sent		
10/28/1999	Entry Denied	266	PATRIOT
10/18/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11758		Sq. Ft.	Site		0	90.	0.59	10			Easemen	-10					625,916						625,900	

Total AC/HA:	0.26993	Total SF/SM:	11758	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	625,916	Spl Credit		Total:	625,900				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	C - Com Locatio	5.0	%
Special:			%
Override:			%
	Total:	22.67	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.95800817
Const Adj.:	1.03607643
Adj $ / SQ:	124.071
Other Features:	123578
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	772270
Depreciation:	175074
Depreciated Total:	597196

COMMENTS

BARN INFO FROM OWNERS SON MET IN REAR YARD ON ROW 3-28-2006. BARN HAS LOFT W/BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 5		Baths: 1					HB 1		

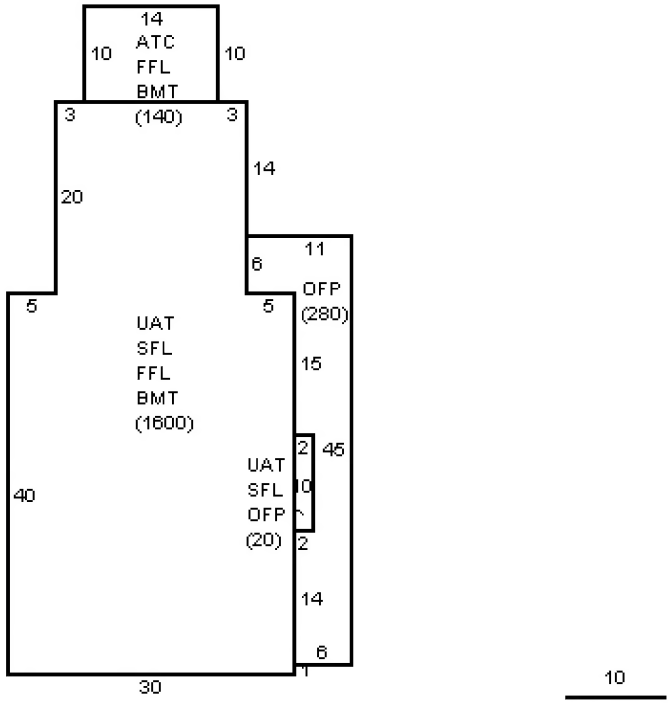
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	150.13
Special Features:	0	Val/Su Net:	102.02
Final Total:	597200	Val/Su SzAd	175.18

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,740	37.220	64,765
FFL	First Floor	1,740	124.070	215,884
SFL	Second Floor	1,620	124.070	200,995
UAT	Upper Attic	405	49.630	20,100
OFP	Open Porch	300	22.790	6,838
ATC	Attic	49	124.070	6,079

Net Sketched Area:	5,854			Total:	514,661
Size Ad	3409	Gross Are	7160	FinArea	3360

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

124.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
43	Barn/Qrts	D	Y	1	21X36	G	GD	1870	45.77	T	30	101			24,200			24,200

More:	N	Total Yard Items:	24,200	Total Special Featues:	Total: 24,200